



# Fulton County

## Legislation Details (With Text)

**File #:** 22-0826      **Version:** 1      **Name:**  
**Type:** CM Action Item - Open & Responsible Government      **Status:** Passed  
**File created:** 9/28/2022      **In control:** Board of Commissioners  
**On agenda:** 11/2/2022      **Final action:** 11/2/2022  
**Title:** Request approval to increase the spending authority - Department of Real Estate and Asset Management, 21ITB1302418C-CG, Standby Plumbing Repair Services in an total amount not to exceed \$143,000.00, with (A) Talon Property Services, LLC (Atlanta, GA) in an amount not to exceed \$50,000.00; (B) J2 Connect, Inc. dba J Squared Plumbing Co., Inc. (McDonough, GA) in an amount not to exceed \$85,000.00; and (C) B & W Mechanical Contractors, Inc. (Lawrenceville, GA) in an amount not to exceed \$8,000.00 to allow for the completion of several high priority plumbing repair/replacement jobs that require immediate attention at the Fulton County Justice Center Complex and QLS facility. Effective upon BOC approval. (APPROVED)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Exhibit 1 Amendment No. 1 to Form of Contract- B & W Mechanical Contractors, Inc, 2. Exhibit 1 Amendment No. 1 to Form of Contract- J2 Connect, Inc. dba Squard Plumbing Co., Inc, 3. Exhibit 1 Amendment No. 1 to Form of Contract- Talon Property Services, LLC, 4. Exhibit 2 Cost Proposals, 5. Exhibit 3 Contractor's Performance Reports, 6. Exhibit 4 - Plumbing repair- replacement projects, 7. 2022-0826

Date	Ver.	Action By	Action	Result
11/2/2022	1	Board of Commissioners	approve	Pass

### Department

Real Estate and Asset Management

**Requested Action** *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*

Request approval to increase the spending authority - Department of Real Estate and Asset Management, 21ITB1302418C-CG, Standby Plumbing Repair Services in an total amount not to exceed \$143,000.00, with (A) Talon Property Services, LLC (Atlanta, GA) in an amount not to exceed \$50,000.00; (B) J2 Connect, Inc. dba J Squared Plumbing Co., Inc. (McDonough, GA) in an amount not to exceed \$85,000.00; and (C) B & W Mechanical Contractors, Inc. (Lawrenceville, GA) in an amount not to exceed \$8,000.00 to allow for the completion of several high priority plumbing repair/replacement jobs that require immediate attention at the Fulton County Justice Center Complex and QLS facility. Effective upon BOC approval. **(APPROVED)**

**Requirement for Board Action** *(Cite specific Board policy, statute or code requirement)*

In accordance with Purchasing Code Section 102-420, contract modifications within the scope of the contract and necessary for contract completion of the contract, in the specifications, services, time of performance or terms and conditions of the contract shall be forwarded to the Board of Commissioners for approval.

**Strategic Priority Area related to this item** *(If yes, note strategic priority area below)*

**Open and Responsible Government**

**Commission Districts Affected**

- All Districts
- District 1
- District 2
- District 3
- District 4
- District 5
- District 6

**Is this a purchasing item?**

Yes

**Summary & Background** Approval to increase spending authority to cover the costs to allow several high priority plumbing repair/replacement jobs that require immediate attention at the Fulton County Justice Center Complex and additional work for the repair/replacement of a major gas line at the Quality Living Services facility.

**Scope of Work:** The increase spending authority is being requested to cover the costs to allow several high priority plumbing repair/replacement jobs that require immediate attention in the Fulton County Justice Center Complex. The plumbing system in the courthouses was installed/renovated in 1993 and several parts plumbing system have developed defects due to age and corrosion. This request also addresses additional work for the repair/replacement of major gas line at the Quality Living Services and includes contingency for any unforeseen repairs that may arise during repair/replacement work of existing plumbing systems in these County facilities for FY2022. See Exhibit 4

These contracts furnish all materials, labor, tools, equipment, and parts necessary to provide on-site standby plumbing repair services on an “as needed” basis for Fulton County facilities.

The Scope of Work includes, but is not limited to:

1. Repairing/replacing and installing water mains, water lines, re-routing water supply lines, storm water and sewer lines, manholes, grating, and retention basins.
2. Installing, repairing, and replacing fixtures such as faucets, mixing valves, toilets, urinals, tubs, sinks, kitchen sinks, ball valves, angle/straight stops, pressure-reducing valves, and any commercial plumbing fixture such as floor sinks, dishwashers, any specialty kitchen/bathroom.
3. Installing and repairing water heaters, sump pumps, circulation pumps and plumbing for icemakers. Installation and adjustment of drinking water fountains, repairing irrigation sprinkler systems, and minor masonry repair jobs caused by plumbing work.

**Community Impact:** These services are necessary for environmental health and to have working plumbing systems to protect the patrons and employees in County facilities.

**Department Recommendation:** The Department of Real Estate and Asset Management recommends approval.

The project management for plumbing repair/ replacement projects will be coordinated by the Department of Real Estate and Asset Management Building Maintenance Team.

Historical Expenditures:

- FY2022: The County allocated/expenditures as of 9/9/2022, \$186,000.00
- FY2021: The County spent \$106,828.70
- FY2020: The County spent \$157,625.99
- FY2019: The County spent \$121,732.31
- FY2018: The County spent \$850,000.00

**Project Implications:** These services are necessary for environmental health and to have working plumbing systems to protect the patrons and employees in County facilities.

**Community Issues/Concerns:** None of which the Department is aware.

**Department Issues/Concerns:** If these increases to spending authority are not approved, there will be a delay in addressing plumbing repair/replacement work in a timely and cost-effective manner.

**Contract Modification**

**(A) Talon Property Services, LLC**

Current Contract History	BOC Item	Date	Dollar Amount
Original Award Amount	21-0874	11/3/21	\$90,000.00
<b>Increase Spending Authority No. 1</b>			<b>\$50,000.00</b>
Total Revised Amount			\$140,000.00

**(B) J2 Connect, Inc. dba J Squard Plumbing Co., Inc.**

Current Contract History	BOC Item	Date	Dollar Amount
Original Award Amount	21-0874	11/3/21	\$90,000.00
<b>Increase Spending Authority No. 1</b>			<b>\$85,000.00</b>
Total Revised Amount			\$175,000.00

**(C) B & W Mechanical Contractors, Inc.**

Current Contract History	BOC Item	Date	Dollar Amount
Original Award Amount	21-0874	11/3/21	\$45,000.00
<b>Increase Spending Authority No. 1</b>			<b>\$8,000.00</b>
Total Revised Amount			\$53,000.00

**Contract & Compliance Information** *(Provide Contractor and Subcontractor details.)*

**Total Contract Value: \$143,000.00**

**(A)**

**Contract Value:** \$50,000.00  
**Prime Vendor:** Talon Property Services, LLC  
**Prime Status:** Non-Minority  
**Location:** Atlanta, GA  
**County:** Fulton County  
**Prime Value:** \$45,000.00 or 90.00%

**Subcontractor:** Bray Electric  
**Subcontractor Status:** White Female Business Enterprise-Non-Certified  
**Location:** Decatur, GA  
**County:** Dekalb County  
**Subcontractor Value:** \$2,500.00 or 5.00%

**Subcontractor:** Innovative Renovation Group  
**Subcontractor Status:** Hispanic Male Business Enterprise-Non-Certified  
**Location:** Decatur, GA  
**County:** Dekalb County  
**Subcontractor Value:** \$2,500.00 or 5.00%

**Total Contract Value:** \$50,000.00 or 100.00%  
**Total M/FBE Value:** \$5,000.00 or 10.00%

**(B)**

**Contract Value:** \$85,000.00  
**Prime Vendor:** J2 Connect, Inc. aka J Squared Plumbing Co. Inc.  
**Prime Status:** African American Male Business Enterprise  
**Location:** McDonough, GA  
**County:** Henry County  
**Prime Value:** \$85,000.00 or 100.00%

**Total Contract Value:** \$85,000.00 or 100.00%  
**Total M/FBE Value:** \$85,000.00 or 100.00%

**(C)**

**Contract Value:** \$8,000.00  
**Prime Vendor:** B & W Mechanical Contractors, Inc.  
**Prime Status:** *Non-Minority*  
**Location:** Lawrenceville, GA  
**County:** Gwinnett County  
**Prime Value:** \$8,000.00 or 100.00%

**Total Contract Value:** \$8,000.00 or 100.00%  
**Total M/FBE Value:** \$-0-

**Grand Contract Value:** \$143,000.00 or 100.00%  
**Grand M/FBE Value:** \$90,000.00 or 62.94%

**Exhibits Attached** (Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)

- Exhibit 1: Amendment No. 1 to Form of Contracts
- Exhibit 2: Cost Proposals
- Exhibit 3: Contractor's Performance Reports

**Contact Information** (Type Name, Title, Agency and Phone)

Joseph N. Davis, Director, Department of Real Estate and Asset Management, (404) 612-3772

**Contract Attached**

Yes

**Previous Contracts**

Yes

**Total Contract Value**

Original Approved Amount: \$225,000.00  
Previous Adjustments: \$0.00  
This Request: \$143,000.00  
TOTAL: \$368,000.00

**Grant Information Summary**

Amount Requested:  Cash  
Match Required:  In-Kind  
Start Date:  Approval to Award  
End Date:  Apply & Accept  
Match Account \$:

**Fiscal Impact / Funding Source**

**Funding Line 1:**

100-520-5220-1116: General, Real Estate and Asset Management, Building Maintenance - \$ 50,000.00

**Funding Line 2:**

100-520-5221-1116: General, Real Estate and Asset Management, Building Maintenance - \$ 93,000.00

Key Contract Terms	
Start Date: Upon BOC Approval	End Date: 12/31/2022
Cost Adjustment:	Renewal/Extension Terms: N/A

**Overall Contractor Performance Rating:**

Talon Property Services, LLC	3.00
J2 Connect, Inc. aka J Squared Plumbing Co. Inc.	3.20
B & W Mechanical Contractors, Inc.	3.60

**Would you select/recommend this vendor again?**

Yes

**Report Period Start:**  
4/1/2022

**Report Period End:**  
6/30/2022